

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode 3 Marcus Road, Templestowe Lower, VIC 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$1,280,000

&

\$1,380,000

### Median sale price

Median price

\$1,225,000

Property Type

House

Suburb

Templestowe Lower (3107)

Period - From

28/05/2020

to

28/05/2021

Source

Realestate

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
30 MARIANNE WAY, DONCASTER VIC 3108	\$1,430,000	04/10/2021
14 Ernst St Doncaster	\$1,460,000	05/01/2021
19 Dion Street Doncaster	\$1,460,000	22/05/2021

This Statement of Information was prepared on: 22/06/2021